

**TOWNSHIP OF BURLINGTON,
BURLINGTON COUNTY, NEW JERSEY**

HOUSING ELEMENT

(Part A)

&

FAIR SHARE PLAN

(Part B)

Round 3

“Growth Share”

01/01/2004 to 12/31/2018

November 13, 2008

COAH Region #5

Community Code 0306

State Development & Redevelopment Plan

Planning Area 1 (PA1)

Planning Area 2 (PA2)

Park 2nd Plan (PA6)

Part of Willingboro-Edgewater Park Designated Town (DT)

No Special Resource Areas

History of Approvals:

Second Round: COAH Certified 03/14/1994 to 03/14/00

Third Round: Petition 03/14/00 & 12/20/05

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November 13, 2008

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The document original was signed and sealed in accordance with NJAC 13:41-1.3.



EXECUTIVE SUMMARY
BURLINGTON TOWNSHIP, BURLINGTON COUNTY
HOUSING ELEMENT AND FAIR SHARE PLAN
Round 3
November 13, 2008

On December 13, 2005 Township Council passed Resolution 05-R-237 authorizing the filing of the Township Housing Element and Fair Share Plan for Round 3 and requesting to remain under COAH (Repetition date 12/20/05).

The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

There are three components to the third round Methodology: the “*rehabilitation share*”, the “*prior round obligation*”, and the “*Growth Share*.” Growth share is generated by statewide residential and non-residential growth during the period January 1, 2004 to December 31, 2018 based on individuals projected to need affordable housing from January 1, 1999 through December 31, 2018.

On January 25, 2007, the New Jersey Superior Court, Appellate Division affirmed in part, reversed in part, and remanded portions of the Round 3 rules back to COAH for rulemaking. On January 22, 2008, COAH proposed new substantive and procedural rules, which became effective on June 2, 2008 as *N.J.A.C. 5:96* and *5:97*. On 06/16/08 Proposed rule amendments to the adopted 06/02/08 rules were published in the NJ Register. The proposed amendments to *N.J.A.C. 5:96* included a petition schedule with a new deadline for municipalities to submit affordable housing plans to COAH by December 31, 2008. On 07/17/08 Governor Corzine signed a comprehensive affordable housing reform bill A-500 into law, which included amendments to the Fair Housing Act, including the requirement that all municipalities collect housing trust fund monies equal to 2.5% of non-residential equalized assessment value.

Burlington Township has a prior round obligation of **four hundred and forty five (445)** units (*N.J.A.C. 5:97* Appendix C). As of the date of this document, the Township is monitoring 283 affordable housing units, when accounting for bonus credits (Subject to COAH approval), and the 52 Burlington City RCA, these units represent **three hundred and ninety-two (392)** COAH Credits. The prior round obligation shortfall of 53 ($445 - 392 = 53$) will be addressed through the mechanisms identified in this Fair Share Plan.

Based on recent amendments to *N.J.A.C. 5:97*, Burlington’s “Total Projected Round 3 Growth Share” is **five hundred and fourteen (514) Units**, based on the municipality providing one (1) affordable unit of every five (5) new units and sixteen (16) new jobs, and an adjusted rehabilitation share of fifty-six (56) Units.

The Total Projected Round 3 Growth Share (2004-2018 COAH) relies on a COAH projection of an additional 1,623 residential dwellings ($1,623/5 = 324.6$ COAH Units) and 3,037 new jobs ($3,037/16 = 189.81$ COAH Units). $324.6 + 189.81 =$ **514**.

Township of Burlington

2008 Mayor and Council

Honorable Stephen M. George, Mayor
Carl M. Schoenborn, Council President
Richard W. Quinn, Jr., President Pro-Tem
Brian Carlin, Councilman
E. L. Pete Green, Councilman
George M. Kozub, Councilman
Harry McConnell, Councilman
Sandra V. Stewart, Councilwoman

Kevin J. McLernon, Administrator
Anthony J. Carnivale, Jr., R.M.C., Township Clerk & Affordable Housing Officer
Kenneth S. Domzalski, Esquire, Township Solicitor
Robert L. Schreibel, P.E., P.P., C.M.E., Township Engineer

2008 Planning Board

Charleen J. George, Chairperson
Robert G. Davis, Vice Chairperson
Honorable Stephen M. George, Mayor
Brian Carlin, Council Representative and Member
William Diamond, Fire Chief and Member
Charles Kelly, Member
Delbert D. Rife, Member
Israel Rivera, School Board Representative and Member
Lacey Walker, Member
Joseph Sabatino, Alternate Member #1
Celeste Niles, Alternate Member #2

Housing Element & Fair Share Plan Development Team & Staff

Eileen R. Liss, Planning Board Secretary
David M. Serlin, Esquire, Planning Board Solicitor
Scott Hatfield, P.E., C.M.E., Burlington Township Assistant Engineer
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- A.** Certified Planning Board Resolution Adopting the Housing Element & Fair Share Plan.
- B.** Certified Governing Body Endorsing the Adopted Housing Element & Fair Share Plan and petitioning/filing/Re-petitioning for Substantive Certification.
- C.** COAH Excel Work Book A: Growth Share Determination Using Published Data.

HOUSING ELEMENT

PART A

1. Introduction: Goals, Objectives and Assumptions

The Strategic Vision, Goals, Objectives, and Policies presented in the 07/10/2008 Comprehensive Master Plan (Section II) have been established to guide the physical, economic and social development of the municipality. This updated Housing Element takes into account the Strategic Vision, Goals, Objectives and Policies as stated in Section II.

Housing Goal: A balanced mix of housing types in good condition to meet community needs.

Objectives:

- Seek to maintain existing neighborhoods as safe, attractive, healthful and stable residential areas with abundant provisions for recreation and open spaces.
- Assure continuity among the varying land uses while recognizing the need for preserving natural resources and open space.
- Enforce fair and just housing code requirements to assure stable property values and aesthetics while protecting the health, safety, morals and general welfare of its residents.
- Encourage and assist in the development of age restricted housing in appropriate locations to meet the needs of our aging population.
- Diversify housing opportunities through new, imaginative, energy efficient and innovative residential formats that meet the needs of the entire community.

In addition, Burlington Township encourages infill development and discourages uncontrolled growth of suburban sprawl. Burlington Township emphasizes strong tax base economics focused on industrial and commercial uses as a foundation for keeping residential taxes low and maintaining housing costs as affordable for all Township residents.

Burlington Township seeks to provide access to affordable housing in accordance with present and prospective housing needs. The Township is proceeding through a planned program of coordinated, phased and contiguous development and redevelopment. Burlington Township will achieve its goals and objectives while recognizing fully that the protection of Burlington's open spaces will serve to sustain future generations.

Assumptions:

A series of assumptions provide the basis for the Burlington Township Round 3 Housing Element and Fair Share Plan. Burlington Township began the new millennium with a population of 20,294 residents based on 2000 Census figures. The Township's 65 years and over age group continues strong growth (currently 12.6% of Burlington Township's population), based on cohort survival projections. Burlington Township will continue to encourage controlled development to occur within or adjacent to existing developments. This pattern of controlled growth achieves greater efficiency using existing Township infrastructure and services. The Township will also continue to restrict residential development in areas where conditions could impact public health, safety, and welfare, or be destructive to the environment. Future development of all types must also be compatible with existing development in consideration of location, existing densities, and community character, and be consistent with the Smart Growth Goals and Objectives of the State of New Jersey.

Burlington Township's housing stock inventory, demographics, Round 3 growth share projections are detailed herein. This housing element provides the foundation for the Township's Round 3 Fair Share Plan.

2. Inventory of Housing Stock

History of Development of Burlington Township

Approximately eighty-five percent (85%) of the residential districts within Burlington Township have been developed or approved for development. Remaining undeveloped areas include limited farmland, vacant land, and infill possibilities between and among existing development. Residential zoning districts in the Township account for approximately sixty percent (60%) of the Township's total land area.

The 2000 U.S. Census shows that just 5.5% (401 units) of Burlington Township's housing units can be considered older housing stock having been built in 1939 or earlier (9.3% or 677 units were built pre-1949). During the decade 1990 to March 2000, the census shows that 3,059 new units (or 41.6% of all homes) were added to the housing stock. Review of the New Jersey Construction Report (<http://www.state.nj.us/dca/codes/cr/conrep.shtml>) shows 930 new housing units were built between 2000 and May 2008, with a significant slowdown in construction having occurred over the last four (4) years.

The total number of housing units in 1990 was 4,666 consisting of: 2,577 single family detached; 147 single family detached; 333 units and buildings containing two or four units; 136 units and buildings containing five to nine units, 1,430 units and buildings containing ten or more units, and 43 units classified as mobile homes, trailers or other. In 1990, owner occupied housing (2,686 units) in Burlington Township made up 57% of all occupied units. The median 1990 value of single-family housing units in Burlington Township was \$117,800. The median value for the upper quartile was \$147,600, and \$89,900 for the lower quartile.

Nearly all of the 1990 housing units in Burlington Township had complete kitchen and plumbing facilities and public water. Only 5.1% of the units did not have public sewer and 4.7% did not have public water.

In 1990, Burlington Township had a median household income of \$39,618. The per capita income was \$15,924. Median monthly housing cost for mortgaged housing was \$861 and \$319 for non-mortgaged housing.

The overall mean number of rooms of all units was 5.5. Owner-occupied units had a mean number of rooms of 6.8, and average 2.94 persons per unit. The mean number of rooms in renter occupied units were 3.5, and averaged 2.17 persons per unit.

Related to the housing stock and demographics are the tax values and rates paid by residents for support of their local services and schools. Typical of New Jersey municipalities, a relatively small percentage of the tax levy is provided for local services and a relatively large percentage is provided for schools. In 2008, the Burlington Township local purpose levy as a percent of the total tax levy is just 14%. The percentage for local schools is 63%. The tax levy for county government is 20%. The remaining tax levy for the Fire District is 3%.

Municipal population density and development intensity

Census

Year	Population & Density*		Housing Units & Dwellings Per Acre	
1970	10,621	1.21	3,186	0.36
1980	11,527	1.31	4,206	0.48
1990	12,454	1.42	4,666	0.53
2000	20,294	2.31	7,348	0.83

TABLE 1: Units in Structure by Tenure

Units in Structure	Vacant Units	Total	Occupied Units	
			Owner	Renter
1, detached	96	4,986	4,763	127
1, attached	23	578	497	58
2	4	133	7	122
3 or 4	7	281	39	235
5 to 9	10	188	18	160
10 to 19	78	644	127	439
20 to 49	13	211	14	184
50 or more	5	327	25	297
Mobile home	0	0	0	0
Boat, RV, Van, etc.	0	0	0	0
Total	236	7,348	5,490	1,622

Source: 2000 U.S. Census, Summary File 3; H30, H31, & H32 for Township

TABLE 2: Year Structure Built by Tenure

Year Built	Vacant Units	Total	Occupied Units	
			Owner	Renter
1990-March 2000	82	3,059	2,796	181
1980-1989	0	436	353	83
1970-1979	51	815	311	453
1960-1969	56	1,315	779	480
1950-1959	24	1,046	724	298
1940-1949	9	276	212	55
1939 or earlier	14	401	315	72
Total	236	7,348	5,490	1,622
Median Year Built	n/a	1978	1990	1968

Source: 2000 U.S. Census, Summary File 3; H31, H34, H35, H36, & H37 for Township

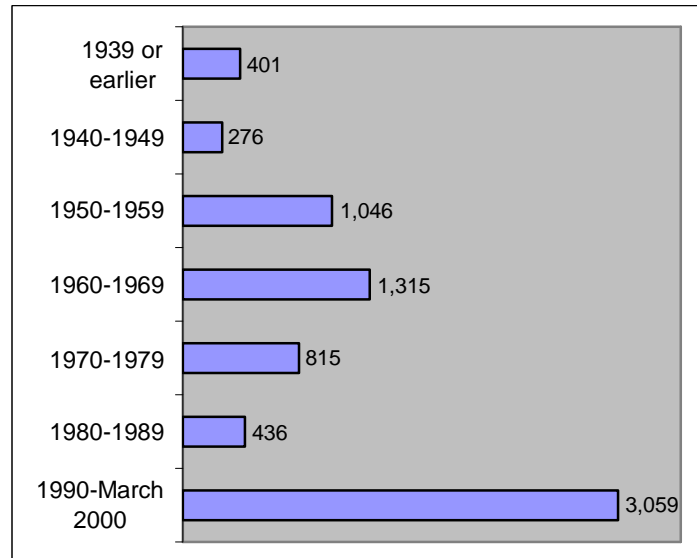


TABLE 3: Comparison of Year of Construction for Township, County, & State

Year Built	%		
	Burlington Township	Burlington County	New Jersey
1990-March 2000	41.6%	16.5%	10.5%
1980-1989	5.9%	15.9%	12.4%
1970-1979	11.1%	19.9%	14.0%
1960-1969	17.9%	17.9%	15.9%
1950-1959	14.2%	13.5%	17.1%
1940-1949	3.8%	4.5%	10.1%
1939 or earlier	5.5%	11.8%	20.1%
Total Units	7,348	161,311	3,310,275
Median Year	1978	1971	1962

Source: 2000 U.S. Census, Summary File 3; H34 & H35 for Township, County, & State

TABLE 4: Household Size in Occupied Housing Units by Tenure

Household Size	Total Units	Owner Occupied Units	Renter Occupied Units
1 person	1,517	825	692
2 person	2,154	1,721	433
3 persons	1,359	1,102	257
4 persons	1,298	1,170	128
5 persons	552	487	65
6 persons	154	121	33
7 + persons	78	64	14
Total	7,112	5,490	1,622
Average Household Size of Occupied Units			
Burlington Twp	2.72	2.90	2.09
Burlington County	2.65	2.77	2.24
New Jersey	2.68	2.81	2.43

Source: 2000 U.S. Census, Summary File 3; H16, & H17 for Township & Summary File 1; H12 for Township, County & State

TABLE 5: Number of Bedrooms per Unit by Tenure

Number of Bedrooms	Total Units	(%)	Vacant Units	Occupied Units		
				Total	Owner	Renter
No Bedroom	131	1.8%	0	131	8	123
1 bedroom	1,268	17.3%	104	1,164	178	986
2 bedrooms	1,008	13.7%	29	979	599	380
3 bedrooms	2,860	38.9%	51	2,809	2,699	110
4 bedrooms	1,929	26.3%	50	1,879	1,861	18
5 + bedrooms	152	2.1%	2	150	145	5
Total	7,348	100%	236	7,112	5,490	1,622

Source: 2000 U.S. Census, Summary File 3; H42 & QT-H5 for Township

TABLE 6: Percentage of All Units by Number of Bedrooms

Jurisdiction	None or one	Two or Three	Four or More
Burlington Township	19.1	52.6	28.4
Burlington County	12.2	58.3	29.5
New Jersey	18.3	59.2	22.6

Source: 2000 U.S. Census, Summary File 3; QT-H4 for Township, County, & State

TABLE 7: Housing Quality for Township, County, & State

Condition	%		
	Burlington Twp	Burlington County	New Jersey
Overcrowding*	3%	2%	5%
Inadequate Plumbing **	0.2	0.4	0.7
Inadequate Kitchen **	0.6	0.4	0.8

*more than 1.01 occupants per room

** All Housing Units

Source: 2000 U.S. Census, Summary File 3; QT-H4 & H20 for Township, County, & State

TABLE 8: Value of Owner Occupied Residential Units

Value \$	Number of Units	%
0-50,000	88	1.7
50,000-99,999	652	12.6
100,000-149,999	1,779	34.4
150,000-199,999	1,746	33.8
200,000-299,999	853	16.5
300,000-499,999	45	0.9
500,000-999,999	5	0.1
1,000,000+	0	0
Median	\$151,600	(X)

Source: 2000 U.S. Census,
Summary File 3; DP-4 for
Township

TABLE 9: Price asked vacant for sale only housing units

Value \$	Number of Units	%
0-50,000	0	0
50,000-99,999	7	10.4
100,000-149,999	12	17.9
150,000-199,999	28	41.8
200,000-299,999	18	26.9
300,000-499,999	0	0
500,000-999,999	2	3
1,000,000+	0	0
Median	\$175,900	(X)

Source: 2000 U.S. Census,
Summary File 3; QT-H6 for
Township

Note, at the time of the 2000 Census, seven (7) vacant housing units were offered for sale at less than \$99,999. The tables above will be updated when the 2010 Census data is released. The 2008 Illustrative Low and Moderate Income Sales Price for New Construction within COAH Region 5, Max. Moderate 70% lists the following illustrative for sale prices:

One bedroom = \$87,767
Two Bedroom = \$105,320
Three Bedroom = \$121,703

TABLE 10A: Rent asked for vacant housing units

Monthly Rent \$	No. of Units	%
Under 200	0	0
200-299	0	0
300-499	9	9.1
500-749	90	90.9
750-999	0	0
1000-1499	0	0
1500 or more	0	0
Total Rental Units	99	100%
Median Rent	\$ 547.00	

Source: 2000 U.S. Census,
Summary File 3; QT-H6 for
Township

TABLE 10B: Gross Rents for Specified Renter-occupied Housing Units

Monthly Rent \$	No. of Units	%
Under 200	40	2.5
200-299	61	3.8
300-499	73	4.5
500-749	1098	68
750-999	200	12.4
1000-1499	101	6.3
1500 or more	13	0.8
No Cash Rent	29	1.8
Total Rental Units	1,615	100%
Median Rent	\$ 621.00	

Source: 2000 U.S. Census,
Summary File 3; DP-4 for
Township

TABLE 11: Bedrooms by Gross Rent

Monthly Rent \$	0xbedroom	1xbedroom	2xbedroom	3xbedroom
With Cash Rent	123	986	373	104
Less than \$200	7	33	0	0
200-299	0	61	0	0
300-499	0	73	0	0
500-749	109	733	245	11
750-999	7	78	102	13
\$1,000 or more	0	8	26	80
No cash rent	0	0	7	22
Total	123	986	380	126

Source: 2000 U.S. Census, Summary File 3; H67 for Township

TABLE 12: Household Income in 1999 by Gross Rent as a Percentage of Household Income in 1999

Income	Number of Households	Percentage of Household Income					Not Computed
		less than 20%	20-24%	25-29%	30-34%	35%+	
Less than \$10,000	241	7	0	6	0	228	0
\$10,000 to \$19,999	290	21	12	7	20	224	6
\$20,000 to \$34,999	442	18	163	100	61	87	13
More than \$35,000	642	503	102	15	5	7	10
Total Rental Units	1,615						

Source: 2000 U.S. Census, Summary File 3; QT-H13 for Township

As can be seen in Tables 10-12, nine hundred and fifty-four (954 of the total occupied rental units 1,615) rental apartments in Burlington Township spend less than thirty percent (30%) of their household income on rental payments.

Burlington Township is located within COAH Housing Region Five (5). The 2008 Regional Income Limits for one (1) person in Region 5 are as follows:

Median Income	\$52,010
Moderate Income	\$41,608 (between 80 and 50 percent of median income)
Low Income	\$26,005 (50 percent or less of median income)
Very Low Income	\$15,603 (30 percent or less off median income)

For illustrative and comparison purposes, using COAH methodologies for calculating Low & Moderate Income Rents for New Construction and/or Gut Rehabilitation the following should be noted:

**COAH Region 5 – Illustrative Low & Moderate Income Rents
2008**

Income	Gross Rent 1 Bedroom	Gross Rent 2 Bedroom	Gross Rent 3 Bedroom
Low (30% Median)	\$418	\$502	\$580
Low (35% Median)	\$488	\$585	\$676
Low (46% Median)	\$641	\$769	\$889
Moderate (60% Median)	\$836	\$1,003	\$1,159

Gross Rent includes an approximate utility allowance.

NOTE: One bedroom housing is affordable to a 1.5 person household
Two bedroom housing is affordable to a 3 person household
Three bedroom housing is affordable to a 4.5 person household

Tables 10-12 show that at the time of the 2000 Census 900 one-bedroom properties were rented at less than \$749 a month. 347 two-bedroom properties were rented at less than \$999 a month. 24 three-bedroom properties were rented at less than \$999 a month. The median rent asked for occupied rental units was \$621 and the median rent asked for vacant units was \$547. The tables above will be updated when the 2010 Census data is released.

Units Affordable to low and moderate-income households.

Although not part of the municipal Fair Share Plan at this time, the properties identified below in the future may partake in COAH certified crediting programs.

- Jubilee House (B142.04, L4), 4 Rooms with 8 beds.
- Granville House (B119, L7.03), 39 Bedrooms, 11 Bedrooms (single occupancy).
- Marcella Center (B119, L9), 48 low/moderate bedrooms).
- Masonic Home (B134, L3.1), 313 Bedrooms.
- Burlington Woods (B134, L7), 240 Bedrooms.

These properties are presently not included in the two hundred and eighty-three (283) monitored affordable housing properties identified in the municipal Fair Share Plan.

Substandard Housing Units capable of being rehabilitated.

677 units (approximately 9.3%) of Burlington Township's housing units (2000 Census) can be considered older housing stock having been built in 1949 or earlier. See tables 2 & 3.

N.J.A.C. 5:97 Appendix B (COAH Rehabilitation Share Methodology) lists Burlington Township as having 34 Units Crowded, Built pre-1950; 16 Units with Incomplete Plumbing Facilities; and 46 Units with Incomplete Kitchen Facilities. These numbers are generally consistent with the 2000 U.S. Census, Summary File 3; QT-H4 & H20 for the Township.

Housing Stock Summary:

To following key points from the 2008 Comprehensive Master Plan Land Use Plan Element should be noted:

- Nearly all of the residential areas within the Township have been developed.
- By maintaining consistency with current residential land uses classifications, existing and proposed (low, medium, and high-density) neighborhoods can be successfully integrated while respecting the existing development pattern.
- Since the 1998 Master Plan, the Township has adopted two new age restricted residential overlays. The Age Restricted (AR) and Planned Retirement Community (PRC) overlays vary in the size of development they are intended to attract and regulate.
- A new Continuing Care Retirement Community (CCRC) Use is being developed as part of the Township's effort to update ordinances consistent with the recommendations in the 2008 Master Plan.
- **ASSUMPTIONS:**
 - Complete build out of the Continuing Care Retirement Community by 2020.
 - Build out of 50% of the areas with the Age-Restricted Overlay option by 2020.
 - Incremental infill housing units.

Year Projection	Population & Density*		Housing Units & Dwellings Per Acre	
2010	22,500	2.57	8,150	0.93
2020	26,000	2.97	9,750	1.11
2030	27,000	3.08	10,250	1.17

* Densities based on a total municipal area of 8,758 Acres

At the time of the March 2000 Census Burlington Township had approximately 7,348 dwelling units. Between January 2000 and December 2003, 736 new homes were built. 8,084 units (less units counted twice between Jan-Mar 2000) is the approximate number of housing units in Burlington Township at the end of December 31, 2003.

Between January 2004 and May 2008, 194 new homes were built. 8,278 units is the approximate number of housing units in Burlington Township as of May 2008.

COAH has projected 1,623 new housing units to be constructed within Burlington Township from 2004-2018. The projection includes a total housing unit count of 9,729 by year 2018. The 2018 total housing projection is generally consistent with Burlington Township's Master Plan projections regarding housing construction and projected build out analysis. Following the adoption of the Housing Element these projections will be reexamined every 3-years.

3. Analysis of Demographic Characteristics

TABLE 13: Population by Age & Sex

Age	Total Persons	Male	Female
Under 5 years	1,819	930	889
5 to 9	1,595	791	804
10 to 14	1,415	701	714
15 to 19	1,013	537	476
20 to 24	809	367	442
25 to 29	1,240	537	703
30 to 34	1,965	900	1,065
35 to 39	2,194	1,114	1,080
40 to 44	1,786	888	898
45 to 49	1,340	691	649
50 to 54	1,121	541	580
55 to 59	818	390	428
60 to 64	621	298	323
65 to 69	597	256	341
70 to 74	534	237	297
75 to 79	496	187	309
80 to 84	395	120	275
85 to 89	297	82	215
90 years +	239	53	186
Total	20,294	9,620	10,674
Median Age	35.6	35.2	36.1

Source: U.S. Census, SF1, for Township QT-P1

TABLE 14: Comparison of Age Distribution for Township, County, & State (% of persons)

Age	Burlington Township	Burlington County	New Jersey
Under 5 years	9	6.4	6.7
5 to 9	7.9	7.2	7.2
10 to 14	7	7.4	7
15 to 19	5	6.3	6.2
20 to 24	4	5.3	5.7
25 to 29	6.1	6.2	6.5
30 to 34	9.7	7.4	7.7
35 to 39	10.8	9.1	8.7
40 to 44	8.8	8.9	8.4
45 to 49	6.6	7.4	7.3
50 to 54	5.5	6.8	6.5
55 to 59	4	5.1	5
60 to 64	3.1	4	3.9
65 to 69	2.9	3.5	3.5
70 to 74	2.6	3.3	3.3
75 to 79	2.4	2.7	2.9
80 to 84	1.9	1.7	1.9
85 to 89	1.5	0.9	1.1
90 years +	1.2	0.4	0.5
Median Age	35.6	37.1	36.7

Source: U.S. Census, SF1, for Township, County, & State QT-P1

TABLE 15: Persons in Household Township

Household Size	Number of Households
1 person	1,521
2 persons	2,162
3 persons	1,363
4 persons	1,292
5 persons	541
6 persons	157
7 or more persons	76
Total Households	7,112

Source: U.S. Census, SF1, for Township QT-P10

TABLE 16: Comparison of Persons in Household for Township, County, & State (% of households)

Household Size	Percent (%) of Households		
	Burlington Township	Burlington County	New Jersey
1 person	21.4	22.9	24.5
2 persons	30.4	32.2	30.3
3 persons	19.2	17.6	17.3
4 persons	18.2	16.6	16.0
5 persons	7.6	7.3	7.5
6 persons	2.2	2.3	2.7
7 or more persons	1.1	1.1	1.7
Average household size	2.72	2.65	2.68
Average family size	3.18	3.14	3.21

Source: U.S. Census, SF1, for Township, County, & State QT-P10

TABLE 17: Persons by Household Type & Relationship

	Total
Households	7,112
Family Households:	5,280
Male Householder	3,918
Female Householder	1,362
Non-family Households:	1,832
Male Householder:	852
Living alone	672
Female Householder:	980
Living alone	849
Population in Households	19,322
Population in group quarters:	972
Institutionalized	873
Non-institutionalized	99

Source: U.S. Census, SF1, for Township QT-P10 & QT-P11

TABLE 18: 1999 Income for Township, County, & State

Jurisdiction	Per Capita Income	Median Income	
		Household	Families
Burlington Township	\$ 24,754	\$ 61,663	\$ 70,958
Burlington County	\$ 26,339	\$ 58,608	\$ 67,481
New Jersey	\$ 27,006	\$ 55,146	\$ 65,370

Source: U.S. Census, SF3, for Township, County, & State DP-3

TABLE 19: Poverty Status for Persons & Families for Township, County, & State

Jurisdiction	Individuals (%)	Families (%)
Burlington Township	5	3.4
Burlington County	4.7	3.2
New Jersey	8.5	6.3

Source: U.S. Census, SF3, for Township, County, & State DP-3

The 2000 census data also shows that of Burlington Township's 5,490 Owner Occupied Units, 141 were living below the 1999 poverty level. Of the Townships' 1,622 Renter Occupied Units, 300 were living below the 1999 poverty level. U.S. Census, SF3 HCT23, for Township, Tenure by Poverty Status in 1999 by Year Structure Built.

TABLE 20: Comparison of Occupied Units (1995-1998) Year Moved into for Township, County, & State

Jurisdiction	Percent living in same house 1995-1998
Burlington Township	31.9%
Burlington County	26.7%
New Jersey	27.7%

Source: U.S. Census, SF3, for Township, County, & State QT-H7

TABLE 21: Educational Attainment for Township, County, & State Residents (older than 25yrs)

Jurisdiction	Percent (%) with high school graduate or higher	Percent (%) with bachelors degree or higher
Burlington Township	85.1	26
Burlington County	87.2	28.4
New Jersey	82.1	29.8

Source: U.S. Census, SF3, for Township, County, & State DP-2

TABLE 22: Means of Transportation to Work for Township, County, and State Residents (Worker 16 yr +)

Jurisdiction	Percent (%) who drive alone	Percent (%) in carpools	Percent (%) using public transit	Percent (%) using other means	Percent (%) Worked @ Home	Mean Travel Time to Work Minutes
Burlington Township	82.6	10.1	3.5	2.0	1.8	29.2
Burlington County	82.7	9.2	2.9	2.3	2.8	28.2
New Jersey	73.0	10.6	9.6	4.0	2.7	30.0

Source: U.S. Census, SF3, for Township, County, & State DP-3

4. **Table 23: Municipal Employment 2004-2006**

BURLINGTON TOWNSHIP
Municipal Annual Employment & Wage Report 2004-2006

	<u>Average Units</u>	<u>Employment</u>				<u>Total Wages</u>	<u>Average Annual</u>		<u>Average Weekly</u>
		<u>March</u>	<u>June</u>	<u>September</u>	<u>December</u>		<u>Employment</u>	<u>Wage</u>	<u>Wage</u>
2006 TOTAL - FEDERAL GOVT	3	193	199	197	193	\$10,311,003	197	\$52,429	\$1,008
TOTAL - LOCAL GOVT	17	785	796	770	806	\$35,943,410	739	\$48,665	\$936
TOTAL - PRIVATE SECTOR	511	10,271	10,083	10,280	10,515	\$405,930,261	10,297	\$39,423	\$758
TOTAL - ALL COVERED UI & UCFE	531	11,249	11,078	11,247	11,514	\$452,184,674	11,232	\$40,258	\$774
2005 TOTAL - FEDERAL GOVT	3	207	206	200	196	\$10,365,184	203	\$51,060	\$982
TOTAL - LOCAL GOVT	16	773	785	750	786	\$34,318,531	719	\$47,714	\$918
TOTAL - PRIVATE SECTOR	504	10,230	10,414	10,320	10,572	\$385,034,146	10,350	\$37,201	\$715
TOTAL - ALL COVERED UI & UCFE	522	11,210	11,405	11,270	11,554	\$429,717,861	11,272	\$38,122	\$733
2004 TOTAL - FEDERAL GOVT	3	209	206	207	206	\$10,483,707	208	\$50,463	\$970
TOTAL - LOCAL GOVT	16	763	776	731	763	\$32,878,046	707	\$46,509	\$894
TOTAL - PRIVATE SECTOR	496	10,135	10,417	10,488	10,607	\$376,555,024	10,361	\$36,343	\$699
TOTAL - ALL COVERED UI & UCFE	515	11,107	11,399	11,426	11,576	\$419,916,777	11,276	\$37,241	\$716

<http://www.wnjpin.net/OneStopCareerCenter/LaborMarketInformation/lmi14/index.html>

Employment Trends

The 2003 Employment and Wage Data (New Jersey Department of Labor and Workforce Development) shows Burlington Township had on average had 11,109 covered & UCFE jobs (State Jobs not included), the average annual wage for a private sector job at this time was \$36,131. The 2004-2006 data above can be summarized as follows:

<u>Year</u>	<u>Avg. Annual Employment</u>	<u>Avg. Annual Wage</u>
2004	11,276	\$37,241
2005	11,272	\$38,122
2006	11,232	\$40,258

On average (2003-2006) the private sector provides approximately 92% of the jobs in the Township. The total number of jobs within the Township has remain stable over the past 5-6 years.

Employment outlook

Burlington Township is focusing on increasing employment and development opportunities within non-residential zones throughout the municipality, especially with the Route 130 Corridor and CR514/I-295 Redevelopment Areas. The Township is implementing the 2008 Comprehensive Master Plan and active Redevelopment Areas in a cohesive planning effort to stimulate investment and job growth. The Township is relying on the employment projections provided by COAH and may achieve the projected increase in employment established by COAH. 3,037 New Jobs between 2004-2018.

5. Determination of present and prospective fair share for low and moderate-income housing and analysis of zoning and infrastructure capacity.

Burlington Township has completed the examination of its present and prospective Fair Share for Low and Moderate income housing as reflected in the accompanying Housing Element and Fair Share Plan documents and appendices. An infrastructure capacity analysis was performed as part of the recent redevelopment efforts. Determination is declared of appropriate and adequate infrastructure capacity and zoning compatibility to accommodate Burlington Township's present and prospective Fair Share of low and moderate-income housing.

6. Lands and structures considered most appropriate for construction/conversion/rehabilitation of affordable housing.

Burlington Township's Fair Share Plan presents realistic opportunities, and mechanisms and locations considered most appropriate for new construction, conversion, and rehabilitation of affordable housing. The plan includes inclusionary residential development, gut rehabilitation in an existing condominium development, municipally sponsored affordable housing, and rehabilitation of Burlington's existing housing stock.

7. Household & Employment Projections (N.J.A.C.5:97 Appendix F).

- A. Burlington Township is relying on the household and employment projections provided in N.J.A.C. 5:97 Appendix F for the 2004-2018 Round 3 Growth Share period.

1) Residential:

2) 2004 Housing = 8,106

3) 2018 Housing = 9,729

4) Housing Projection 2004-2018 = 1,623

Divide by five (5)

5) Projected Residential Growth Share = 324.6

6) Employment:

7) 2004 Employment: 11,426

8) 2018 Employment: 14,463

9) Employment Projection 2004-2018 = 3,037

Divide by sixteen (16)

10) Projected Nonresidential Growth Share = 189.81

11) TOTAL PROJECTED GROWTH SHARE = 324.6 + 189.81 = 514

- B. Although the Township is relying on the projections listed above, it should be noted that housing unit rate of growth would vary depending on market conditions. Note: COAH projects there will be 9,729 Housing Units in the Township by 2018; the Township projects 9,750 Housing Units by 2020.

8. Rehabilitation Share (*N.J.A.C. 5:97 Appendix B*)

A. Introduction

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in *N.J.A.C. 5:97 Appendix B, 5:97-2.2(b)*.

Rehabilitation Share fifty-six (56).

9. Prior Round Obligation 1987-1999 (*N.J.A.C. 5:97 Appendix C*)

A. Introduction

“Prior round obligation” means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

As shown in *N.J.A.C. 5:97 Appendix C*, Burlington Township has a Prior Round Obligation of four hundred and forty five.

B. Prior Round Obligation (1987-1999) = 445

10. Projected Growth Share (in accordance with *N.J.A.C. 5:97-2.4*)

A. Burlington Township is relying on the Round 3 Growth Share projections provided in *N.J.A.C. 5:97 Appendix F* for the 2004-2018 Round 3 Growth Share period.

B. TOTAL PROJECTED GROWTH SHARE = 514

PART B – Fair Share Plan (*N.J.A.C. 5:97-3*)

1. Introduction and Overview

Summary of Housing element and remaining prior round obligation

N.J.A.C. 5:97-1.1(d)

There are three components to the third round Methodology: the “**rehabilitation share**”, the “**prior round obligation**”, and the “**growth share**.”

This method requires that municipalities meet the actual growth share obligation with not merely a good faith attempt, but with the actual provision of housing for low- and moderate-income households, while continuing to provide a “**realistic opportunity**” for affordable housing to address the projected growth share obligation.

N.J.A.C. 5:97-1.4 Definitions

“**Rehabilitation share**” means the number of deficient housing units occupied by low- and moderate-income households within a municipality, established in *N.J.A.C. 5:97 Appendix B* that must be addressed in a Fair Share Plan.

“**Prior round obligation**” means the cumulative 1987-1999 fair share obligation, which is displayed for each municipality in *N.J.A.C. 5:97 Appendix C*.

“**Growth share**” means the affordable housing obligation generated in each municipality by both residential and non-residential development from 2004 through 2018 and represented by a ratio of one affordable housing unit among five housing units constructed plus one affordable housing unit for every 16 newly created jobs as measured by new or expanded non-residential construction within the municipality pursuant to the methodology detailed in *N.J.A.C. 5:97 Appendix D* (UCC Use Groups for projecting & implementing non-residential components of growth share).

“**Fair share round**” means any one of three periods in time during which the Council has established municipal obligations to provide a fair share of affordable housing. The first fair share round includes the period 1987 through 1993. The second fair share round includes the first fair share round and adds the period 1993 through 1999. The third fair share round includes the first and second fair share rounds and adds the period from 1999 through 2018 for which municipal affordable housing needs are estimated, projected, actualized and/or addressed.

“**Fair share obligation**” means the sum of each municipality’s 1999 through 2018 rehabilitation share as assigned in *N.J.A.C. 5:97 Appendix B*, incorporated herein by reference; the 1987 through 1999 prior round obligation as assigned in *N.J.A.C. 5:97 Appendix C*, incorporated herein by reference; and the 1999 through 2018 growth share obligation as determined in accordance with *N.J.A.C. 5:97-2*.

“Realistic opportunity” means a reasonable likelihood that the affordable housing in a municipality’s Housing Element and Fair Share Plan will actually be constructed or provided during the 10-year period of certification based upon a careful analysis of the elements in the municipality’s plan, including the financial feasibility of each proposed mechanism and the suitability of specific sites as set forth in *N.J.A.C. 5:97-3.13*.

2. Rehabilitation Share (*N.J.A.C. 5:97-6*)

The rehabilitation share for affordable housing is the number of existing housing units as of April 1, 2000 that are both deficient and occupied by households of low or moderate income as determined through the methodology provided in *N.J.A.C. 5:97 Appendix B, N.J.A.C. 5:97-2.2(b)*.

The following section describes Burlington Township’s mechanisms to address the **fifty-six (56)** unit Rehabilitation Share.

Rehabilitation Plan 2008 to 2018

Burlington’s rehabilitation obligation is being met through the funding and administrative assistance provided by the Burlington County Community Development Office. The rehabilitation effort is being administered by the Community Development Office in cooperation with Burlington Township’s Affordable Housing Office through a Memorandum of Understanding, and an Interlocal Services Agreement. Fourteen (14) properties were rehabilitated in Burlington Township between February 2000 and February 2007. The Interlocal Service Agreement will remain in place until the Township’s rehabilitation obligation has been met.

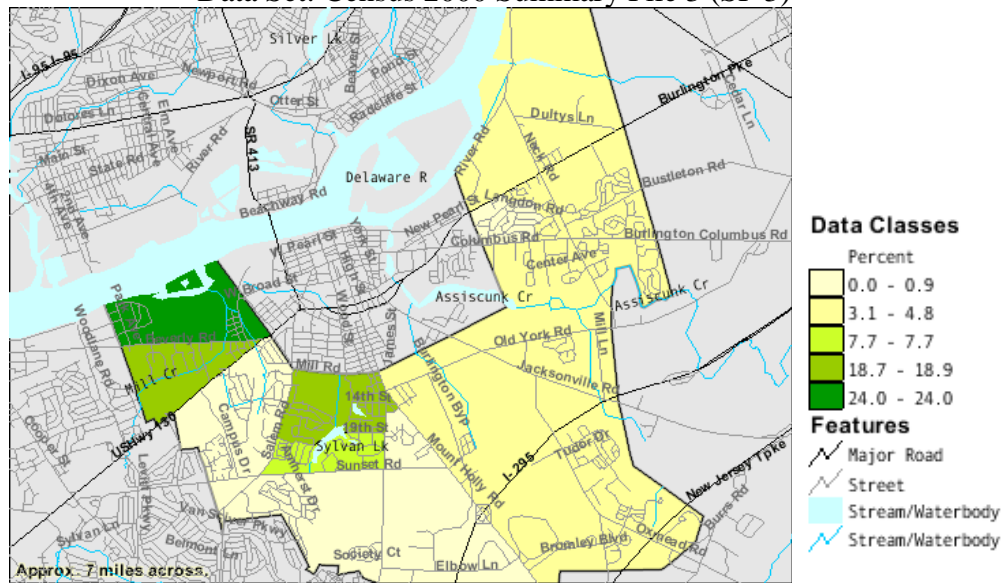
The Township and County Affordable Housing Rehabilitation programs are described in detail on both the Township and County websites. Additionally, brochures and handouts are readily available at the municipal building to encourage resident participation.

By utilizing certain U.S. Census Block Group data, the Township has identified specific target areas within the municipality to increase resident awareness of available home rehabilitation programs.

TM-H010. Percent of Housing Units Built Before 1940: 2000

Universe: Housing units

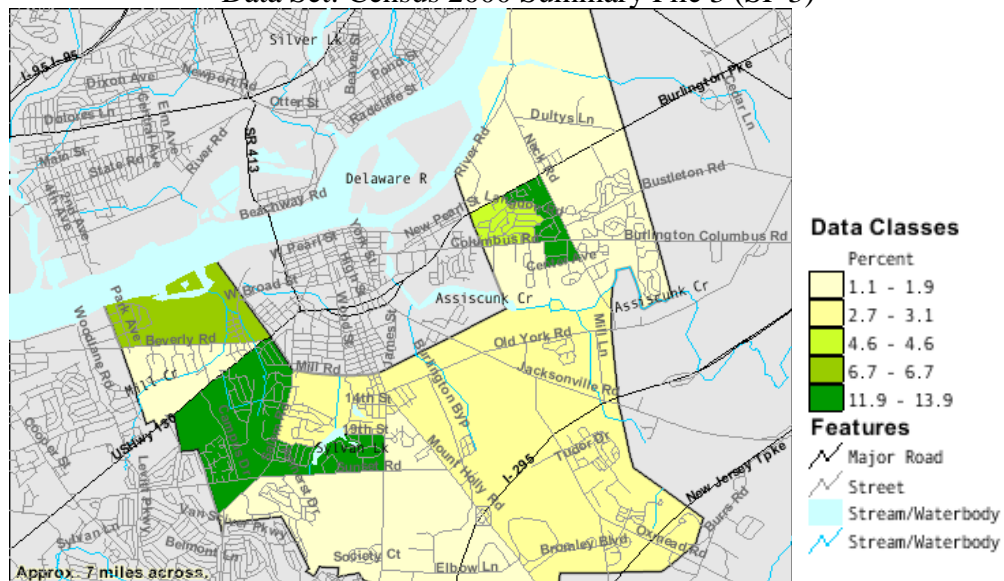
Data Set: Census 2000 Summary File 3 (SF 3)



TM-P067. Percent of Persons Below the Poverty Level in 1999: 2000

Universe: Total population

Data Set: Census 2000 Summary File 3 (SF 3)



Rehabilitation Share

56

Subject to resident participation, the Township in cooperation with the County aims to rehabilitate approximately six (6) properties per year to December 31, 2018.

3. **Prior Round Review & Adjustments (COAH Workbook A)**

The prior round obligation is the cumulative 1987 through 1999 fair share obligation, which is displayed for each municipality in N.J.A.C. 5:97 Appendix C.

As shown in *N.J.A.C. 5:97 Appendix C*, Burlington Township has a Prior Round Obligation of four hundred and forty-five.

Prior Round (1987 through 1999) Obligation = 445

N.J.A.C. 5:97-3.3 Low/moderate income split of the fair share obligation.

- **Moderate Income Units: two hundred and twenty-two (222)**
- **Low Income Units: two hundred and twenty-three (223)**

N.J.A.C. 5:97-3.10 Formulas for municipalities that have not included a vacant land adjustment in any previous or pending Fair Share Plan

Rental Requirement 25% of 445 = 112
(Round up)

Age Restricted Maximum 25% of 445 = 111
(Round down)

RCA Maximum 50% of 445 = 222 Units
(Round down, NOTE: A 52 Unit RCA was executed under Round 2 with Burlington City)

- A. The following section describes Burlington Township's mechanisms to address the 1987-1999 prior round obligations.

1. **Prior Round Credits**

N.J.A.C. 5:97-1.4 Definitions

“Prior-cycle credit” means a credit granted by the Council for eligible low and moderate income units, except for rehabilitated units, constructed on or after April 1, 1980 and before December 15, 1986. (See *N.J.A.C. 5:97-4.2*)

“Post-1986 Credit” means a credit granted by the Council for eligible low and moderate income units, except for rehabilitated units, constructed on or after December 15, 1986. (See *N.J.A.C. 5:97-4.3*)

- a. **Prior-cycle credit - *N.J.A.C. 5:97-4.2***

This plan does not seek “prior cycle credits” as defined within *N.J.A.C. 5:97-4.2* at this time.

b. Post-1986 Credit - N.J.A.C. 5:97-4.3

Burlington Township seeks "Post-1986 Credit" for the following Units:

<u>Project Name</u>	<u># of Units</u>	<u>Age Restricted</u>	<u>Housing Type</u>
1. BCCAP Senior Apartments	71	Yes	Rental
2. Park South	12	Yes	For Sale
3. Park South	12	No	For Sale
4. Bridle Club	56	No	For Sale
5. Burlington Heights	30	No	For Sale
6. Burlington Manor at Steeple Chase	70	No	For Sale
7. Shannon Estates	17	No	For Sale
8. Catholic Charities (Group Home)	1(5 bedrooms)	No	Special Needs (Developmental Disability)
9. Prince Associates (Group Home)	1(3 bedrooms)	No	Special Needs (Developmental Disability)
10. ARC Burlington (Group Home)	1(4 bedrooms)	No	Special Needs (Developmental Disability)
11. Family Service	12(15 bedrooms)	No	Special Needs

Total Units 283

Prior Round RCA = 52 (See below)

Unit Type Totals #

Age Restricted Units

- Rentals 71

- For sale 12

Total 83

Family Units

- Rental 0

- For sale 185

Total 185

Special Needs (rental) 15 Units (27 bedrooms)

(See bonus credit request below)

c. Prior Round Bonus Credits

1. Rentals *N.J.A.C.5:97-3.5*

Rental Requirement 25% of 445 = 112

(Round up)

(a) *N.J.A.C. 5:97-6.10 Supportive and Special Needs Housing* - Rental

“Supportive and special needs housing” means a structure or structures in which individuals or households reside, as delineated in *N.J.A.C. 5:97-6.10*, previously referred to as alternative living arrangements.

Burlington Township has the following special needs **non age-restricted rental** group homes, supportive shared living, and permanent supportive housing:

<u>Project Name</u>	<u># of Bedrooms</u>
1. Catholic Charities B18/L4,5,6	5
2. Prince Associates B117/L11	3
3. ARC Group Home B145.30/L2	4
4. Family Service B102.15/L1110	2
5. Family Service B114.02/L513	2
6. Family Service B114.03/L1409	2
7. Family Service B102.15/L1241	1
8. Family Service B102.15/L812	1
9. Family Service B102.15/L844	1
10. Family Service B114.02/L611	1
11. Family Service B114.02/L701	1
12. Family Service B114.02/L314	1
13. Family Service B102.15/L1004	1
14. Family Service B102.15/L1026	1
15. Family Service B102.15/L1159	1
<u>Total Bedrooms</u>	<u>27</u>

N.J.A.C. 5:97-6.10(b) The unit of credit is the bedroom. Non age-restricted rental units up to the municipal prior round obligation are calculated at two units of credit (*N.J.A.C.5:97-3.5(a)*).

Rental, Supportive & Special Needs CREDIT, 27 + 27 = 54

(b) **Age-restricted rental units *N.J.A.C. 5:97-3.5(b)*.**

Age-restricted rental units are calculated at 1.33 units of credit **up to** 50 percent of the prior round rental obligation (50% of the 112-Unit Rental Requirement is equal to 56). **NOTE:** *N.J.A.C. 5:97-3.5(a)* does not permit rental bonus's in excess of the prior round rental obligation.

BCCAP Senior Rental Apartments – 71 Units

Fifty-six (56) of the seventy-one (71) age-restricted rental apartments (1998/BCCAP Senior Apartments) = 74 Credits (56x1.33 = 74.48). The remaining 15 age-restricted units are calculated as 15 Credits (15x1=15).

Rental, Age-restricted unit CREDIT, 74 + 15 = 89

(c) **Regional Contribution Arrangement (RCA) - *N.J.A.C. 5:97-4.4*.**

Burlington City

9 - Age-restricted rental unit credits (Phase I).

43 – Scattered site “gut rehabilitation” credits (Phase II).

Burlington Township (Sending Municipality) entered into a Regional Contribution Agreement with the City of Burlington (Receiving Municipality) for the transfer of fifty-two (52) units. This contractual agreement was approved by COAH in accordance with the Substantive Rules *N.J.A.C. 5:91-11.1 et. seq.* and *N.J.A.C. 5:93-6.1 et. seq.* All RCA funds for this project have been transferred to Burlington City.

Phase	COAH Approval	Units Transferred	Unit Cost
Phase I	06/06/01	9 Units	\$20,000
Phase II	11/05/03	43 Units	\$20,000

As the sending municipality, Burlington Township receives 52-Credits for the COAH approved RCA with Burlington City.

Rental, RCA, Age-restricted unit CREDIT = 9
RCA, “gut rehabilitation” new construction CREDIT = 43

(d) **Prior Round Rental Credit Calculation**

Rental CREDIT = 54 + 89 + 9 = 152

The 112-Prior Round Rental Requirement has been met.

N.J.A.C.5:97-3.10 allows Burlington Township to provide up to 111-Age-restricted units as part of the 445 prior round obligation. The 1998/BCCAP Senior Apartments provides 89 Credit Units of Age-restricted rentals and the 2001/RCA with Burlington City provides 9 Age-restricted rental credits, Park South has 12 for sale age-restricted units. The 25% Age-Restricted cap has not been exceeded.

$$89+12+9 = 110$$

Prior Round Credit Sub Totals

152 Rental Credits (Includes RCA Phase I & 5:97-3.5(a), 5:97-3.5(b) bonus's) *plus*

43 Gut Rehabilitation RCA Phase II *plus*

12 For Sale Age Restricted Credits *plus*

185 For Sale Family Credits

392 Prior Round Credits Completed

Credits required to address Prior Round Obligation:

$$445 \text{ less } 392 = \underline{\underline{53}}$$

Adjustments/Exclusions: COAH Excel Workbook A

<http://www.state.nj.us/dca/coah/planningtools/gscalculators.shtml>

COAH developed three calculator tools to be used in determining projected growth share obligations based on the three methods permitted in *N.J.A.C 5:97-2.4* and *5.6*. Workbook A uses the COAH-generated growth projections and guides the user through permitted exclusions to determine both a residential and non-residential growth share obligation. Municipalities relying on the COAH-generated growth projections need only use Workbook A.

Burlington Township is relying on the COAH generated growth projections and as such need only use Workbook A (See Appendix F). Burlington is not seeking market rate exclusions at this time.

4. Growth Share Analysis

Burlington Township is relying on the household and employment projections provided in *N.J.A.C. 5:97 Appendix F* for the 2004-2018 Round 3 Growth Share period.

1) **Remaining Prior Round Obligation = 53**

2) **Residential:**

3) 2004 Housing = 8,106

4) 2018 Housing = 9,729

5) Housing Projection 2004-2018 = 1,623

Divide by five (5)

6) **Projected Residential Growth Share = 324.6**

7) **Employment:**

8) 2004 Employment: 11,426

9) 2018 Employment: 14,463

10) Employment Projection 2004-2018 = 3,037

Divide by sixteen (16)

11) **Projected Nonresidential Growth Share = 189.81**

12) **Total Growth Share = 324.6+189.81 = 514**

13) **TOTAL FAIR SHARE PLAN = 53+514 = 567**

5. Round 3 Fair Share Plan Program & Parameters

“**Fair Share Plan**” means the plan that describes the mechanisms and the funding sources, if applicable, by which a municipality proposes to address its affordable housing obligation as established in the Housing Element, includes the draft ordinances necessary to implement that plan, and addresses the requirements of *N.J.A.C. 5:97-3*.

- A. Burlington Township has an outstanding Prior Round Obligation (1987-1999) of 53 (445 – 392 = 53). This Round 3 Fair Share Plan addresses the 53 Credit Prior Round Obligation, municipal rehabilitation requirement of 56, and projected Growth Share Obligation of 514.

B. 2008 to 2018 Plan to Address Outstanding Prior Round Obligation

To address the **53** credits outstanding from prior rounds Burlington Township proposes a partnership between existing property owners, non-profit agencies, and other affordable housing providers to create the realistic opportunity for new municipally sponsored 100% affordable development/s (*N.J.A.C. 5:97-6.7*). Supportive and Special Needs Housing (*N.J.A.C. 5:97-6.10*) is the Township’s preferred housing type to address the 53-credit shortfall. The Township’s proposed revised credit calculations can be seen in the following sections. When accounting for bonus credits by securing an additional forty-two (42) family rental units/bedrooms the 53-credits can be addressed.

To create a realistic opportunity to produce affordable housing to satisfy the Township’s outstanding prior round obligation, Burlington Township has been working diligently toward securing a mutually beneficial partnership involving the following projects:

1. Masonic - Burlington Township has been working closely with the Masonic Foundation (the largest vacant residential land owner in the Township, 400+acres) to produce affordable housing to satisfy the prior round obligation and a portion of the growth share. It should be noted that Masonic recently commenced construction of the Township’s first solar field (6 acres). Energy production is being used to reduce utility costs for Masonic properties. The Township and Masonic through a potential tri-party partnership has the desire, land, and resources available to create the affordable units to satisfy the remaining prior round obligation.
2. Redevelopment Area, Aqua Lane – 50 Acres Residentially Zoned, as the Redevelopment Entity and property owner, the Township has significant control of the strategic future land use of this property. The Township will work with potential redeveloper/s and may amend the adopted redevelopment plan to increase affordable housing opportunities.

3. Redevelopment Area, CR541/I295 Interchange – 200+/- Acres Regional Commercial Zone, the Township has been working with the County, existing landowner and potential redeveloper/s to create a plan for this area that will provide local and regional benefits. As the plan is developed opportunities will continue to be explored and evaluated for compatible mixed uses and affordable housing production.

Burlington Township is committed to satisfying its remaining prior round obligation of 53 credits. To facilitate the production of the affordable units the Township will partner with a non-profit or other affordable housing provider and commit the necessary funds from the existing Housing Trust Fund, but may not exceed a financial commitment beyond the December 31st 2004 balance.

Proposed Revised Prior Round Credit Calculation/s

As *N.J.A.C. 5:97-6.10(b)* counts the bedroom as the unit of credit and Non age-restricted rental units up to the municipal prior round obligation are calculated at two units of credit -*N.J.A.C.5:97-3.5(a)*. Once the 42-Family Rental Units identified above ($29+13 = 42$) have been provided, the Prior Round Obligation will have been satisfied. As *N.J.A.C.5:97-3.5(a)* does not permit rental bonus's in excess of the prior round rental obligation (112 unit rental obligation), thirteen (13) supportive/special needs units will only receive one unit of credit. The Prior Round Rental CREDIT calculation will be revised as follows:

Proposed Revised Rental, Supportive & Special Needs Calculation of CREDIT, $27+27(5:97-3.5(a))+ 29+29(5:97-3.5(a)) = 112+13 = 125$
Credits

As the 25% rental requirement will be satisfied through supportive and special needs housing and associated bonus credits, the age restricted rental unit bonus credit calculation must be revised accordingly per *N.J.A.C.5:97-3.5(a)*.

Age-restricted rental units *N.J.A.C.5:97-3.5(b)*.

As the 25% Rental Requirement has been satisfied the 71 unit BCCAP Senior Rental Apartments are calculated at one (1) unit of credit, and the calculation revised accordingly.

Proposed Revised Rental, Age-restricted unit CREDIT =71

RCA credit Calculations Remain Unchanged:

Rental, RCA, Age-restricted unit CREDIT = 9

RCA, "gut rehabilitation" new construction CREDIT = 43

Proposed Revised Prior Round Rental Credit Calculation:

Rental CREDIT = $125+71+9 = 205$

N.J.A.C.5:97-3.10 allows Burlington Township to provide up to 111-Age-restricted units as part of the 445 prior round obligation. The 1998/BCCAP Senior Apartments provides 71 Credit Units of Age-restricted rentals and the 2001/RCA with Burlington City provides 9 Age-restricted rental credits, Park South has 12 for sale age-restricted units. The 25% Age-Restricted cap has not been exceeded.

$71+9+12 = 92$

Prior Round Credit Sub Totals

205 Rental Credits (Includes RCA Phase I & 5:97-3.5(a), 5:97-3.5(b) bonus's) plus

43 Gut Rehabilitation RCA Phase II plus

12 For Sale Age Restricted Credits plus

185 For Sale Family Credits

445 Prior Round Credits

The Township is confident it can partner with an appropriate affordable housing provider to successfully satisfy the outstanding prior round obligation. The Township will utilize the funds available in the municipal Housing Trust Fund in-partnership to produce the necessary quality affordable housing. By working with the various properties identified above the Township will leverage its available resources to maximize community benefit while creating the realistic opportunity to satisfy the prior obligation within four (4) years from the date COAH approves the Township's proposed Spending Plan.

C. 2004-2018 Growth Share Parameters Burlington Township

i. Projected Growth Share = 514

Affordability Mix Requirements:

ii. Low Minimum 50% = 257
(of which 67 are Very low, 13% of 514)

iii. Moderate Minimum 50% = 257

TOTAL = 514

Housing Type Mix Requirements:

iv. Age restricted Maximum 25% = 128

v. Family Minimum 50% = 257

vi. Rental Minimum 25% = 128

D. Programs, Projects and/or Units Addressing the Third Round

As noted earlier in this report residential development within the Township is anticipated to generate a “Growth Share” obligation of 325 units between 2004 and 2018 (1,623 new housing units divided by 5 = 324.6).

Residential development that generates the need for one (1) or more affordable units will be required to provide the affordable housing unit/s on-site, or elsewhere within a Township residential zone. When a fraction of an affordable unit is generated, the developer will be required to pay the residential development fee for the applicable number of market rate units within the proposed development that generate the fraction **or** (subject to Township approval) partner with the Township to provide the additional affordable unit.

*Example, if a developer proposes thirteen (13) homes a growth share obligation of 2.60 affordable units is generated ($13/5 = 2.60$). The developer would be required to provide two (2) affordable units for ten (10) of the proposed homes, and pay the necessary residential development fee for the remaining three (3) proposed homes **or** partner with the Township to provide three (3) affordable units.*

If all residential developers were to pay the 1.5% it is estimated that the Township would collect between \$600,000-\$700,000 in development fees. As residential developers will be required to meet their affordable housing obligation and possibly pay the 1.5% development fee on fractional market rate units the Township anticipates collecting approximately \$100,000 in residential development fees between 07/18/2008 and December 2018.

Municipal employment growth (Non-residential development) is anticipated to generate a “Growth Share” obligation of 190 units between 2004 and 2018 (3,037 new jobs divided by 16 = 189.8). As required by P.L.2008, c.46, Non-Residential development will pay the required fee. The Township’s priority for spending the non-residential development fees collected is to extend expiring controls on existing affordable units and completion of the projects identified below (100% Municipally Sponsored project/s; Supportive and Special Needs housing; and Assisted Living Facilities). The Township anticipates collecting approximately \$3,000,000 in non-residential development fees between 07/18/2008 and December 2018.

To address the projected **514** “Growth Share” and create a “realistic opportunity” for the creation of affordable housing, Burlington Township proposes to work with existing facilities and interested parties to utilize the mechanisms identified below:

1. Extension of Expiring Controls (*N.J.A.C. 5:97-6.14*) = 94 Credits.

Burlington Township will work with applicant’s and property owners to extend existing affordability (in accordance with UHAC) controls on units scheduled to expire during the 1999-2018 period. Units where controls on affordability are extended will meet code requirements, or the Township will fund the necessary rehabilitation work.

Ninety-four (94) units will have controls on affordability extended in accordance with *N.J.A.C. 5:97-6.14* and *N.J.A.C. 5:97-9*.

a. Implementation Schedule, *N.J.A.C. 5:97-3.2(a)4*

Date Affordability Controls Expire for Owner Occupied Units to Year 2018 See 5:97-6.14 for Extension Credit						Unit Total
Non-Age Restricted	2010	2011	2012	2013	2018	
Calton Homes-Bridle Club		13	38	4	0	55
Shannon Estates	9	8				17
Park South					12	12
Age Restricted						
Park South					10	10
Unit Total	9	21	38	4	22	94

Within forty-seven (47) months of COAH approving the 2008 proposed Spending Plan the Township will spend and/or commit to spending existing Housing Trust Fund monies on Extension of Expiring Affordability Controls (*N.J.A.C. 5:97-6.14*). The Township has targeted sixty-eight (68) properties, which controls will expire by January 2013 for this renewal and repair program.

A portion of the nonresidential development fees anticipated to be collected will be used to secure extensions on the remaining twenty-six (26) properties. Fees will be spent and/or committed within three calendar years from when they were collected.

The projected income-mix renewal schedule can be further summarized as follows: Very Low = 33 Properties; Low = 30 Properties; Moderate = 31 Properties. Ten (10) properties will Age Restricted and eighty-four (84) will be family units. All properties are anticipated to be owner occupied.

2. Municipally Sponsored 100% Affordable (N.J.A.C. 5:97-6.7) = 40 Credits

Burlington Township will sponsor 100 percent affordable development/s consisting of up to 40 affordable units of credit:

- a. All units are available to low- and moderate-income households;
- b. A municipal partnership will be established with a non-profit or other affordable housing providers to create the 40 affordable units;
- c. Burlington will serve as the primary sponsor.
- d. Implementation Schedule, *N.J.A.C. 5:97-3.2(a)4*: 2010-2018

3. Supportive & Special Needs Housing (N.J.A.C. 5:97-6.10) = 40 Credits

Consistent with the recently implemented agreement and plan with Burlington County Family Service, Burlington Township intends to expand agreements with non-profit and other affordable housing providers to create an additional forty (40) supportive and special need housing units (bedrooms) at Bienvenue Condominiums or elsewhere within Burlington Township.

4. Assisted Living (N.J.A.C. 5:97-6.11) = 20 credits

Burlington Township will continue negotiations with Masonic Charitable Foundation to create a minimum of 20 affordable housing units of credit within their existing facilities. These units will meet the criteria for Assisted Living Affordable Housing *N.J.A.C. 5:97-6.11*. The implemented schedule for these 20 units is 2009-2018.

Reserved, Redevelopment (N.J.A.C. 5:97-6.6)

Reserved, Accessory Apartments (N.J.A.C. 5:97-6.8)

Reserved, Market to Affordable (N.J.A.C. 5:97-6.9)

Note: Burlington Township acknowledges the importance of *N.J.A.C. 5:97-8.11(a)* which permits the Township to request authorization for expenditure of affordable housing trust funds on emergent affordable housing mechanisms not included in the municipal Fair Share Plan, in the form of an amendment to the spending plan.

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